154.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,200 / 690,200
					USE VALUE:	690,200 / 690,200
					ASSESSED:	690,200 / 690,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICHOLSON ANNE LORRAINE
Owner 2:	COMPTON LORNE A
Owner 3:	
Street 1:	59 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NICHOLSON STEWART--ETAL -
Owner 2:	ANNE LORRAINE -
Street 1:	59 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1225 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	231,100	3,100	456,000	690,200
Total Card	0.115	231,100	3,100	456,000	690,200
Total Parcel	0.115	231,100	3,100	456,000	690,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.43 | /Parcel: 563.4

Legal Description

User Acct 102882

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,100	3100	5,000.	456,000	690,200	690,200	Year End Roll	12/18/2019
2019	101	FV	194,600	3100	5,000.	427,500	625,200	625,200	Year End Roll	1/3/2019
2018	101	FV	194,600	3100	5,000.	353,400	551,100	551,100	Year End Roll	12/20/2017
2017	101	FV	194,600	3100	5,000.	324,900	522,600	522,600	Year End Roll	1/3/2017
2016	101	FV	194,600	3100	5,000.	296,400	494,100	494,100	Year End	1/4/2016
2015	101	FV	186,700	3100	5,000.	290,700	480,500	480,500	Year End Roll	12/11/2014
2014	101	FV	186,700	3100	5,000.	270,200	460,000	460,000	Year End Roll	12/16/2013
2013	101	FV	186,700	3100	5,000.	257,100	446,900	446,900		12/13/2012

!12129!

PRINT

Date	Time
12/11/20	02:14:30

LAST REV

Date	Time
07/30/18	12:27:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12129

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLSON STEWA	39671-544		6/24/2003	Family	99	No	No		
	9880-439		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	102882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2000	935	Redo Bat	8,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Meas/Inspect	HS	Hanne S
3/11/2009	Inspected	189	PATRIOT
1/13/2009	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99435562
Adj $ / SQ:	181.221
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334923
Depreciation:	103826
Depreciated Total:	231097

COMMENTS

SINK IN BSMT SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

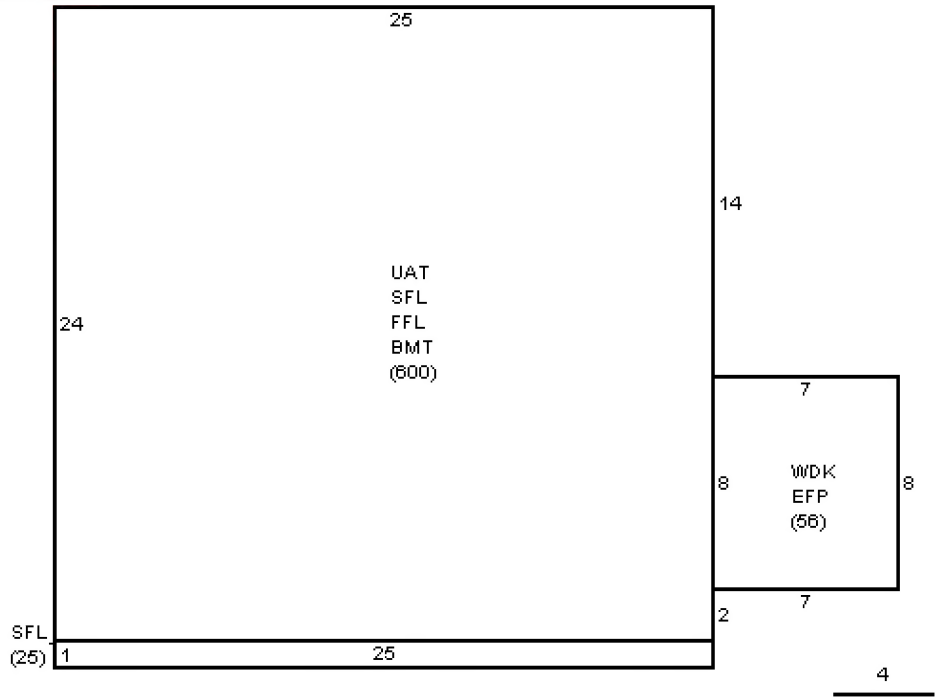
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.22
Special Features:	0	Val/Su Net:	110.73
Final Total:	231100	Val/Su SzAd	188.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	625	181.220	113,263
BMT	Basement	600	54.370	32,620
FFL	First Floor	600	181.220	108,733
UAT	Upper Attic	150	72.490	10,873
EFP	Enclos Porch	56	72.190	4,043
WDK	Deck	56	15.910	891

Net Sketched Area:	2,087			Total:	270,423
Size Ad	1225	Gross Are	2537	FinArea	1225

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

154.0-0004-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1960	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100